

**PROPERTY MAINTENANCE APPEALS BOARD**  
**Monday, November 14, 2022 at 1:00 p.m.**  
**141 N. Front Street Columbus, OH 43215**  
**First Floor Conference Room**

The Property Maintenance Appeals Board met at 141 N. Front Street – First Floor Conference Room, at 1:00 p.m. on November 14, 2022. The following members were present:

**Pamela Palmer, Chair**  
**Tiffanie Harris**  
**Katie McCann**  
**Scott Wolf**

City Attorney Robert Tobias was present as counsel to the Board. Property Maintenance Inspection Specialist Cassandra Scurlock was present as Board Secretary.

**Old Business:**

None.

**New Business:**

**PMA-474 and PMA-475 and PMA-476**

Prior to the scheduled meeting, on October 25, 2022, the appellant, Catherine Cunningham, submitted a Notice of Dismissal of Appeal, to withdraw the appeal request.

**Withdrawn**

**PMA-484**

The appellant, Adam Wabnitz, was present. Code Enforcement was represented by Code Enforcement Officer (CEO) Clay Ellis.

CEO Ellis provided testimony explaining the exhibits of the case packet along with the current condition of the violation property. The property had originally been issued notice for violation of CCC 4525.11. CEO Ellis advised the Board that the property remains in violation, with a tree exhibiting damaged/broken limbs that pose a potential hazard for safe passage. Board member McCann asked CEO Ellis if he go onto the property to inspect the tree. CEO Ellis said that he did not, he inspected from the right-of-way. Board member McCann also asked CEO Ellis how it was determined that the tree is located at 98 E. Gates. CEO Ellis explained that there is a fence that divides the property at 98 E. Gates and 102 E. Gates, and that the entire trunk of the tree is located inside of the fence at 98 E. Gates.

The appellant, Adam Wabnitz provided a letter to the Board that was written and delivered in his mailbox, from the neighbor at property 102 E. Gates. Mr. Wabnitz said that the tree is partially on the property line, and that the neighbors at 102 E. Gates have also had work performed on the tree. Board member McCann asked Mr. Wabnitz if he has talked to the neighbor. Mr. Wabnitz said that he has tried. Board member McCann said the arborist suggests removing the damaged limbs and then watching/reevaluating every 3 years. Mr. Wabnitz showed digital photos to the Board.

Board Chairperson Palmer asked if he has a plan to rectify. Board member McCann asked how long Mr. Wabnitz would need. Mr. Wabnitz said that he would need about 30 days.

A finding of fact was made by the Board, to accept the evidence submitted regarding CCC 4525.11 and to accept the testimony as true and accurate, and that the property is in violation of CCC 4525.11. A motion for the finding of fact was made by Katie McCann and seconded by Tiffanie Harris. Motion grated 4-0.

A motion was made by Katie McCann and seconded by Tiffanie Harris to deny the appeal with modification to allow an additional 30 days for compliance. Motion granted 4-0.

**Deny Appeal with modification to allow an additional 30 days for compliance, 4-0**

**PMA-486 and PMA-487**

Prior to the scheduled meeting, on October 20, 2022, the appellant, Maggie Toal, submitted a request to withdraw the appeal.

**Withdrawn**

A motion was made by Katie McCann and seconded by Scott Wolf to accept the October meeting minutes from October 10, 2022. Approved 4-0

There being no further business, Katie McCann made a motion to adjourn the meeting at 1:20pm, seconded by Pamela Palmer. Meeting adjourned 4-0

  
Pamela Palmer  
Chairperson

  
Cassandra Scurlock  
Secretary